

496A/PCR10
10/20/87

ORIGINAL DOCUMENT RECORDED	
NOV 4 1987	87168147
THIS COPY HAS NOT BEEN COMPARED WITH THE ORIGINAL DOCUMENT: San Mateo County Recorder	

Recording Requested By And When
Recorded Return to:

DAVID P. DAWSON
JORDAN, LAWRENCE & DAWSON
A Professional Corporation
Suite 1049 - Russ Building
235 Montgomery Street
San Francisco, California 94104
Telephone: (415) 392-4142

DEED OF
RESTRICTIONS ON REAL PROPERTY

WHEREAS, the Trustees of U.A. Local 38 Pension Trust Fund ("Grantor") are the fee owners of the real property situated in the City of South San Francisco, County of San Mateo, State of California, described in the attached Exhibit "A" (the "Premises");

WHEREAS, it has been determined that there are traces of oil and grease and the elements barium, lead, zinc and cyanide present in the upper layer of soil beneath the Premises;

WHEREAS, Grantor has made full and voluntary disclosure of the presence of barium, lead, zinc and cyanide on the Premises to the California Department of Health Services (the "Department") and Grantor has conducted extensive sampling of the Premises; and

WHEREAS, Grantor desires to comply with the Department's hazardous waste requirements;

NOW, THEREFORE, Grantor places the following restrictions on the Premises:

LIST OF RESTRICTIONS

- (1) Without a specific variance approved in writing by the Department, no construction or placement of a building or structure shall occur on the Premises which is intended for use as any of the following:
 - (A) Residence for permanently occupied human habitation;
 - (B) Hospital;
 - (C) School for persons under 21 years of age;
 - (D) Day care center; and,
 - (E) Any permanently occupied human habitation other than those used for industrial purposes.
- (2) All excavated material shall be handled as hazardous waste unless shown otherwise by sampling and analysis.

DURATION AND EFFECT OF RESTRICTIONS

These restrictions shall be recorded with the Recorder of the County of San Mateo and shall remain in effect until such time as the Department determines that the restrictions are no longer necessary to protect current or future public health safety. If such a determination is made, these restrictions may be removed by such a release executed by the Grantor or its transferees, successors and assigns attesting to that fact. Unless and until such a determination has been made, these restrictions will be binding on Grantor, Grantor's transferees, successors and assigns, as well as any lessees or occupants of the Premises.

Any failure to comply with the terms of these restrictions will result in enforcement action by the Department. The Department may also take enforcement action against any and all responsible parties if new information comes to the attention of the Department indicating that hazardous materials present on the site pose a significant hazard to public health and safety or to the environment.

IN WITNESS WHEREOF, the Grantor has authorized its Administrator to execute this Deed of Restrictions on Real Property this 3 day of NOVEMBER, 1987.

U.A. LOCAL 38 PENSION TRUST FUND

By:

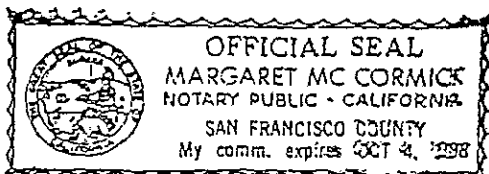
Frank Sullivan
FRANK SULLIVAN
Its Administrator

State of California
County of San Francisco

On November 3, 1987, before me, the undersigned, a Notary Public in and for said County, personally appeared Frank Sullivan whose name is subscribed to this instrument, and acknowledged to me that he executed it.

Margaret McCormick
Notary Public

Comm. expires
October 4, 1988



THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF SAN MATEO, CITY OF SOUTH SAN FRANCISCO AND IS DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LINDEN AVENUE IN
THE CITY OF SOUTH SAN FRANCISCO, WHERE SAID WESTERLY LINE IS
INTERSECTED BY THE SOUTHERLY LINE OF THAT CERTAIN 1.00 ACRE
TRACT CONVEYED BY THE SOUTH SAN FRANCISCO LAND & IMPROVEMENT
COMPANY TO THE UNION ICE COMPANY BY DEED RECORDED OCTOBER 2,
1913, IN VOLUME 228 OF DEEDS AT APGE 472, SAN MATEO COUNTY
RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE
SOUTHERLY LINE OF SAID UNION ICE COMPANY 1.00 ACRE TRACT NORTH
74° 27' WEST 200 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE
77.70 FEET ON AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS
OF 230.84 FEET AND A CENTRAL ANGLE OF 19° 17' 08" AND WHOSE
LONG CHORD BEARS NORTH 3° 04' 26" WEST 77.33 FEET TO A POINT;
THENCE NORTH 12° 43' WEST 7.00 FEET; THENCE ON THE ARC OF A
CURVE TO THE LEFT HAVING A RADIUS OF 2301.8 FEET AND WHOSE
TANGENT AT LAST DESCRIBED POINT IS SAID LAST MENTIONED COURSE,
A DISTANCE OF 62.94 FEET; THENCE COMPOUNDING ON THE ARC OF A
CURVE TO THE LEFT HAVING A RADIUS OF 230.84 FEET A DISTANCE
OF 120.28 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE
OF THE BADEN BRANCH OF THE SOUTHERN PACIFIC COMPANY; THENCE
ALONG SAID RIGHT OF WAY LINE NORTH 74° 27' WEST 44.98 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE 279.62 FEET ON THE ARC
OF A CURVE TO THE RIGHT HAVING A RADIUS OF 271.95 FEET A CENTRAL
ANGLE OF 58° 54' 40" AND WHOSE LONG CHORD BEARS SOUTH 19° 23'
20" EAST 267.46 FEET; THENCE SOUTH 10° 04' WEST 95.38 FEET;
THENCE SOUTH 15° 33' WEST 65.61 FEET; THENCE TANGENT TO SAID
LAST COURSE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS
OF 582.09 FEET; A DISTANCE OF 82.97 FEET; THENCE TANGENT TO
SAID LAST DESCRIBED CURVE SOUTH 7° 23' WEST 57.00 FEET; THENCE
SOUTH 74° 27' EAST 211 FEET TO THE WESTERLY LINE OF LINDEN
AVENUE; THENCE ALONG SAID LINE NORTH 13° 33' EAST 300 FEET
TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 014-072-020

EXHIBIT "A"